



**COUNTY OF SAN LUIS OBISPO
DEPARTMENT OF PLANNING AND BUILDING
STAFF REPORT**

PLANNING DEPARTMENT HEARING

*Promoting the wise use of land
Helping build great communities*

MEETING DATE October 7, 2005	CONTACT/PHONE Ryan Hostetter (805) 788-2351	APPLICANT JPK Inc. (Chad Wittstrom)	FILE NO. COAL03-0322 SUB2003-00193
SUBJECT Request by JPK Inc. for a Lot Line Adjustment to adjust the lot lines between two parcels of 3.14 and 1.94 acres each. The adjustment will result in two parcels of 2.57 and 2.51 acres each respectively. The project will not result in the creation of any additional parcels, and the area to be transferred will be in an open space easement. The proposed project is within the Residential Suburban land use category and is located at 3710 Lorraine Way and 3725 Plymouth Hill approximately 1000 feet north of the City of Paso Robles on Vine Street just on the west side of Highway 101. The site is in the Salinas planning area.			
RECOMMENDED ACTION Approve Lot Line Adjustment COAL 03-0322 based on the findings listed in Exhibit A and the conditions listed in Exhibit B			
ENVIRONMENTAL DETERMINATION A Class 5 Categorical Exemption was issued on April 13, 2005 (ED04-472)			
LAND USE CATEGORY Residential Suburban	COMBINING DESIGNATION None	ASSESSOR PARCEL NUMBER 018-033-001 & 018-031-028	SUPERVISOR DISTRICT(S) 1
PLANNING AREA STANDARDS: None Applicable			
LAND USE ORDINANCE STANDARDS: None Applicable			
EXISTING USES: Residential (018-031-028) and Vacant (018-033-001)			
SURROUNDING LAND USE CATEGORIES AND USES: <i>North:</i> Residential Suburban/vacant <i>East:</i> Highway 101 <i>South:</i> Residential Suburban/residential <i>West:</i> Residential Suburban/vacant			
ADDITIONAL INFORMATION MAY BE OBTAINED BY CONTACTING THE DEPARTMENT OF PLANNING & BUILDING AT: COUNTY GOVERNMENT CENTER ♦ SAN LUIS OBISPO ♦ CALIFORNIA 93408 ♦ (805) 781-5600 ♦ FAX: (805) 781-1242			

OTHER AGENCY / ADVISORY GROUP INVOLVEMENT: The project was referred to: Public Works, Environmental Health, County Parks, and the County Assessor	
TOPOGRAPHY: Site is nearly level to steeply sloping	VEGETATION: Oaks, grasses, forbs, and ornamental vegetation
PROPOSED SERVICES: Water supply: On-site well (018-033-001)& Community system (018-031-028) Sewage Disposal: Individual septic system Fire Protection: CDF	ACCEPTANCE DATE: March 2, 2005

ORDINANCE COMPLIANCE:

The applicant is proposing to adjust the lot lines between two legal parcels as follows:

EXISTING LOT SIZES (ACRES)	ADJUSTED PARCEL SIZES (ACRES)
1.94	2.51
3.14	2.57

Section 21.02.030 of the Real Property Division Ordinance states that a lot line adjustment shall not be approved or conditionally approved unless the new parcels resulting from the adjustment will maintain a position which is better than, or equal to, the existing situation relative to the county's zoning and building ordinances.

This lot line adjustment is a result of a tract map that was approved on parcel 018-033-001 (Vesting Tentative Tract Map no. 2476). With this tract map an access easement was granted through the neighboring property 018-031-028 (Owner William Gutches) in return for an addition of approximately a half an acre through this lot line adjustment. This lot line adjustment is equal to the existing situation because of a few reasons:

1. Mr. Gutches property is smaller than the minimum parcel size for this area based on slope in the Residential Suburban Land Use Category, and with this lot line adjustment the property will meet the minimum parcel size requirements.
2. There will be no net loss in area secured within an open space easement. Tract Map 2476 had secured a portion of lot 1 of tract 2476 in an open space easement which happens to be located in the area to be adjusted with this lot line adjustment. In an effort to not lose any secured open space, an additional open space easement on Mr. Gutches property will be recorded with this lot line adjustment and is shown on the proposed map COAL 03-0322.

SB 497

As of January 1, 2002, lot line adjustments are limited to four or fewer existing adjoining parcels. In addition, the new parcels must comply not only with zoning and building regulations, but also with the general plan and any applicable coastal plan. The County's local ordinance allows a determination to be made that the proposed situation is equal to or better than the existing situation. Because the parcels as adjusted are consistent with the minimum parcel sizes as set forth in the General Plan, staff has concluded that the adjustment is consistent with both state and local law.

LEGAL LOT STATUS:

The two of existing lots were legally created a recorded map at a time when that was a legal method of creating lots.

FINDINGS - EXHIBIT A

- A. The proposed Lot Line Adjustment is consistent with the provisions of Section 21.02.030 of the Real Property Division Ordinance because the lot line adjustment is better than the existing situation, and will not increase the development potential of either properties involved.
- B. The proposal will have no adverse effect on adjoining properties, roadways, public improvements, or utilities.
- C. Compliance with the attached conditions will bring the proposed adjustment into conformance with the Subdivision Map Act and Section 21.02.030 of the Real Property Division Ordinance.
- D. The project qualifies for a Categorical Exemption (Class 5) pursuant to CEQA Guidelines Section 15303 because the project is a minor lot line adjustment that will not result in any changes to the existing land use or density. The portion of land that is to be transferred is also being secured in an open space easement which will eliminate any development potential as a result of this lot line adjustment.

CONDITIONS - EXHIBIT B

1. This adjustment may be effectuated by recordation of a parcel map or recordation of certificates of compliance. If a map is filed, it shall show:
 - a. All public utility easements.
 - b. All approved street names.
2. Any private easements described in the title report must be shown on the map, with recording data.
3. When the map is submitted for checking, or when the certificate of compliance is filed for review, provide a preliminary title report to the County Engineer or the Planning Director for review.
4. All conditions of approval herein specified are to be complied with prior to the recordation of the map or certificates of compliance which effectuate the adjustment. Recordation of a map is at the option of the applicant. However, if a map is not filed, recordation of a certificate of compliance is mandatory.
5. The map or certificates of compliance shall be filed with the County Recorder prior to transfer of the adjusted portions of the property or the conveyance of the new parcels.
6. In order to consummate the adjustment of the lot lines to the new configuration when there is multiple ownerships involved, it is required that the parties involved quitclaim their interest in one another new parcels. Any deeds of trust involving the parcels must also be adjusted by recording new trust deeds concurrently with the map or certificates of compliance.
7. If the lot line adjustment is finalized using certificates of compliance, prior to final approval the applicant shall prepay all current and delinquent real property taxes and assessments collected as real property taxes when due prior to final approval.
8. The lot line adjustment will expire two years (24 months) from the date of the approval, unless the map or certificates of compliance effectuating the adjustment is recorded first. Adjustments may be granted a single one year extension of time. The applicant must submit a written request with appropriate fees to the Planning Department prior to the expiration date.
9. All timeframes on completion of lot line adjustments are measured from the date the Review Authority approves the lot line adjustment map, not from any date of possible reconsideration action.

Lot Line Adjustment
JPK, Inc. SUB2003-00193



Vicinity Map

Lot Line Adjustment
JPK, Inc. SUB2003-00193



Land Use Category Map-RS





PROJECT

Lot Line Adjustment
JPK, Inc. SUB2003-00193



EXHIBIT

Aerial Photo

1 OF 1